

Park Row



Brickyard Cottages, Kelfield, York, YO19 6RD

Offers Over £190,000



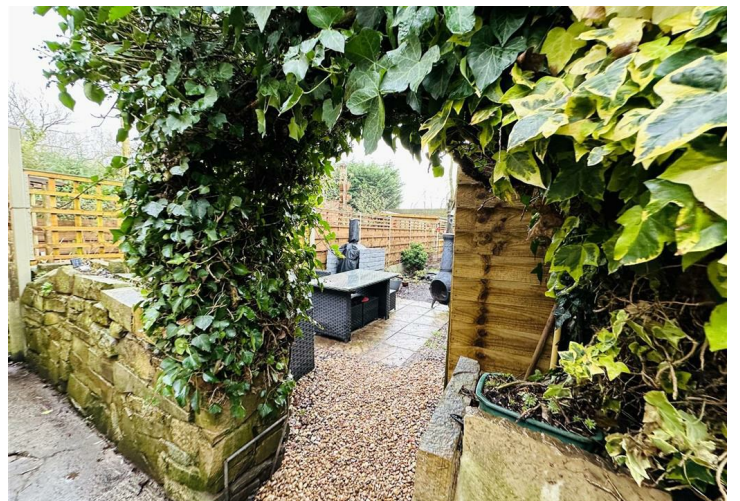
****RURAL VILLAGE LOCATION**ENCLOSED REAR GARDEN**** Situated in the village of Kelfield, this mid-terrace home briefly comprises: Lounge, Kitchen and Bathroom. To the first floor are two bedrooms and a further Attic Room. Externally, the property has a parking area and an enclosed garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**













PROPERTY OVERVIEW

A charming mid-terrace property situated in the sought-after rural village of Kelfield, conveniently located near York. The accommodation is arranged over three floors and briefly comprises, to the ground floor, a fitted kitchen, comfortable lounge, and bathroom. To the first floor are two bedrooms, with a further attic room to the third floor, offering flexible space ideal for a home office or hobby area. Externally, the property benefits from a small shrubbery area to the front, while to the rear there is a designated parking area and a fully enclosed garden, featuring a patio seating area and a small pond, creating a pleasant and private outdoor space. This property combines village living with practical accommodation, making it an ideal home for a range of buyers.

GROUND FLOOR ACCOMMODATION

Lounge

13'0" x 13'1" (3.97m x 3.99m)

Kitchen

13'6" x 13'1" (4.13m x 3.99m)

Bathroom

7'2" x 6'5" (2.19m x 1.96m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

13'1" x 8'9" (4.00m x 2.69m)

Bedroom Two

12'11" x 7'5" (3.95m x 2.28m)

SECOND FLOOR ACCOMMODATION

Attic Room

15'8" x 12'9" (4.78m x 3.89m)

EXTERNAL

Front

Small shrubbery area.

Rear

Fully enclosed rear garden with patio area and pond.

Directions

From our Selby office on Finkle Street turn left onto Market Place. Proceed through Selby passing Selby Abbey on the left hand side. Heading towards York, go straight ahead at the traffic lights over the Toll Bridge. At the roundabout, take the second exit A19 heading towards York. Proceed for approximately 3 miles and turn left into the village of Riccall. Turn left onto Silver Street and continue forward onto Kelfield Road. Finally, continuing onto Riccall Lane, the

property can clearly be identified by our Park Row Properties 'For Sale' board.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: LPG Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage



for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

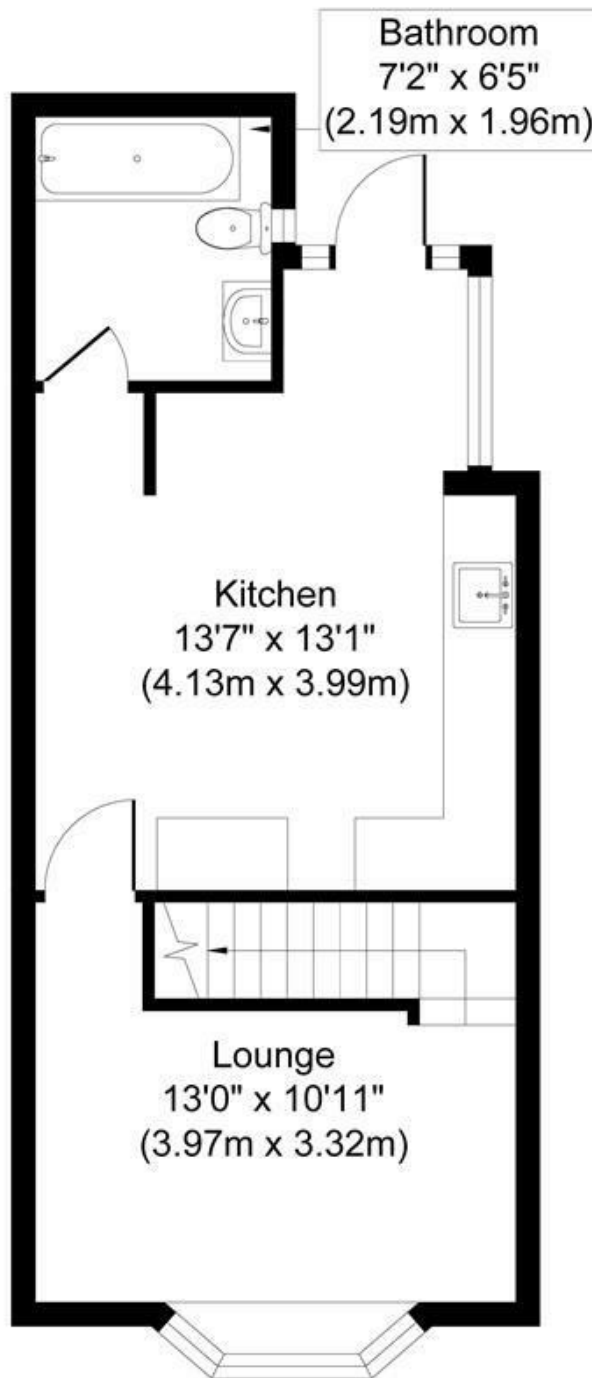
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

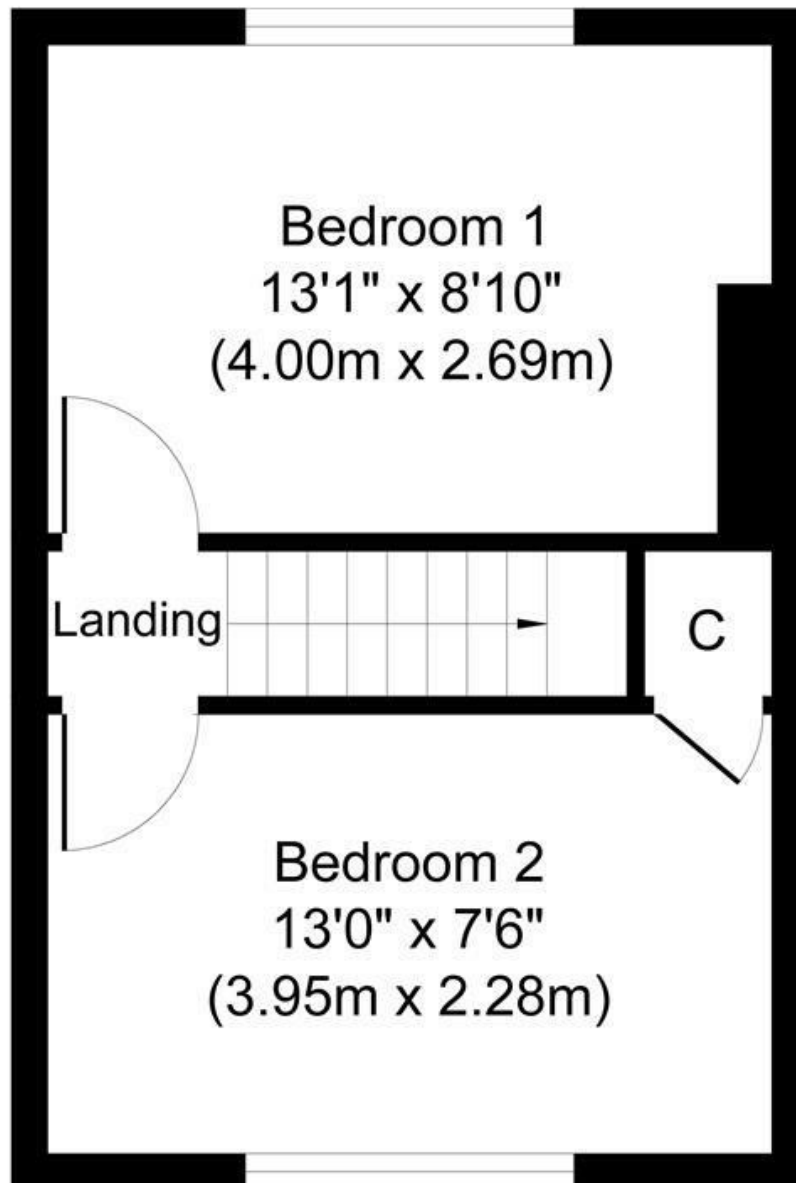




Ground Floor
Approximate Floor Area
394 sq. ft
(36.64 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

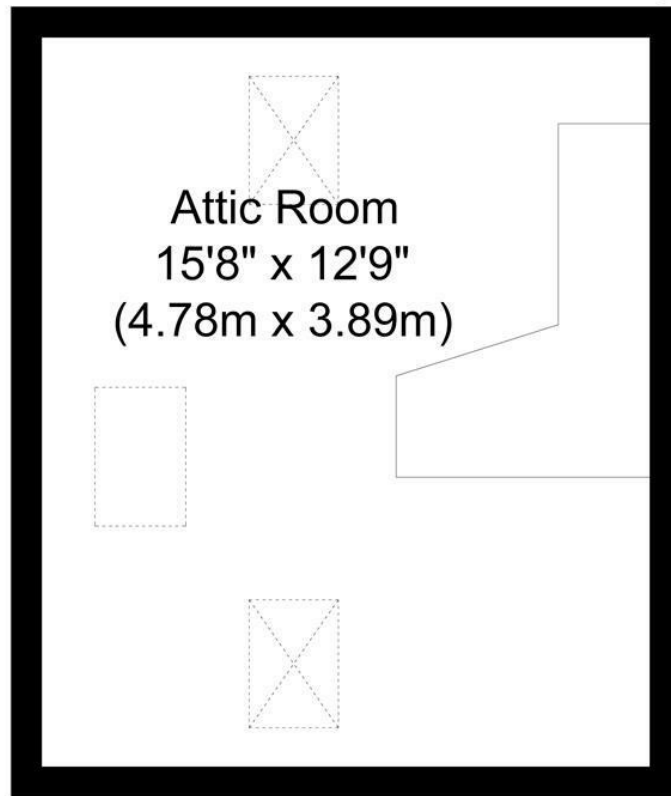
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First Floor
Approximate Floor Area
262 sq. ft
(24.37 sq. m)

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Attic Room
15'8" x 12'9"
(4.78m x 3.89m)

Attic Floor
Approximate Floor Area
205 sq. ft
(19.07 sq. m)

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